

**MINUTES OF August 18, 2021, 7:00p.m.
Virtually by Zoom**

CALL TO ORDER:

The meeting was called to order at 7:00p.m. by John Pesce, Board President.

NOTATION OF ATTENDANCE:

The Board provided introductions and announced officers.

John Pesce, President

Nic D'Ascoli, Vice-President

Andrew Saundry, Secretary

Mark Smith, Treasurer

Erik Herron, At-Large

Others:

Kristin Czarick, CMCA, AMS, WLA GM

Shelia Jenkins-Diaz, Executive Assistant to the GM

Dean Spear, Covenants Assistant

Bill Hudak, First Service Residential

APPROVAL OF MINUTES:

The July 21, 2021 minutes were approved by acclamation (D'Ascoli/Saundry/Smith/Herron)

COMMITTEE REPORT:

John Pesce, as Chair of the Architectural & Environmental Review Committee (AERC) provided an update of the August AERC meeting. There were 5 applications submitted, with 4 approved and 1 tabled for additional information.

He announced the next AERC meeting will be Monday, September 13 at 7 p.m. due to Labor Day. He also announced that the AERC will be meeting Tuesday, September 14 at 7 p.m. to review the guidelines for updates and amendments. Following the review with the AERC, the guidelines will be reviewed by legal counsel, Whiteford, Taylor & Preston, prior to going to the Board for ratification. The AERC guideline review meeting will be open to the public, with a brief open floor at the beginning, followed by the work session of the AERC. Both meetings will be posted to the Association website and announced in an edition of the News Ashore.

CONTRACTOR REPORT:

Vlade Jankovic of RSV Pools, Inc. was present and provided a report. The pool season is going ok, but not great, and could use some improvements. RSV has made sure to open facilities, and Vlade confirmed that guards are being paid overtime, following concerns regarding guard payment. Wage structure is different for seasonal employees, which are employed less than six months of the year. Mark Smith asked about lifeguards closing the pools early, without notice. Vlade will have to investigate. He confirmed that this has been the worst year for RSV, somewhat due to staffing shortages. Mark Smith asked about the guards monitoring the pools; Vlade confirmed their focus is to supervise. He has spoken with the guarding staff at both pools multiple times. Nic D'Ascoli asked why Waters Landing has had significantly higher complaints than other pools and thoughts on the facilities. Vlade addressed that the guarding staff is the main reason for the complaints and that our facilities could use some renovations in the bathhouses. Andrew Saundry & Nic D'Ascoli encouraged RSV to increase wages for lifeguarding staff in future.

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FINANCIAL REPORT:

The GM provided a PowerPoint presentation on the basics of the financial structure. Financial reports will be reviewed on a one-month delay. July financials will be reviewed in September. Residents should direct any questions on the monthly financial reports to the Association office. The PowerPoint will be uploaded to the Association website.

GM REPORT:

GM provided the financial PowerPoint under the financial report.

The GM briefly discussed the Montgomery County deer culling scheduled in Black Hill Park. The County may consider holding a Q&A meeting if there is enough interest. Residents should contact the Association office with the contact information, which will be forwarded to Montgomery Parks.

Dean Spear provided an update on resale packages that have been ordered in July, with 3 single family, 12 townhome and 2 condominium packages having been ordered. GM addressed that this is a source of income for the Association.

BOARD REPORT:

The Board announced that the September Board meeting will be moved to September 22 at 7 p.m. due to a Jewish holiday on September 15.

OLD BUSINESS:

Erik Herron addressed the Churchill Senior Living lawsuit and that we are several months away from big changes. The counter-claim is being handled by counsel hired by State Farm.

NEW BUSINESS:

Pool Maintenance Proposals.

ACTION: Erik Herron provided a motion to accept the pool maintenance proposals.
Mark Smith provided the second.

John Pesce provided a summary of proposals, including whitecoats for all 4 pools, which include the 2 main pools and the 2 wading pools, racing tiles at A, coping & waterline tile at B, with some caulk repairs. Nic D'Ascoli asked for final inspection reports. GM confirmed that there was not a final inspection completed in 2020 due to COVID-19, but will forward the final inspection report for this year, once received. The final inspection by a Montgomery County health inspector has not yet been completed. The Board discussed voting between meetings. GM confirmed that the vote would have to be unanimous to take place outside of a meeting.

Motion did not carry. Proposals will be revisited pending final inspection reports.

OPEN FLOOR:

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Open floor opened at 7:39 p.m.

- I. Laura Magnuson thanked the Board for listening to concerns voiced and discussed pool concerns. Ms. Magnuson also addressed concerns about the pending AERC guideline review. John Pesce addressed that the AERC will review the guidelines, with any changes submitted to legal for review. Whiteford, Taylor & Preston provided a memo regarding the AERC process.
- II. Mark Sagarin expressed his thanks for shifting the financial review to a one-month delay.
- III. Kim Schwalm thanked the Board and staff for working with Montgomery Parks to potentially schedule a meeting regarding the deer control program.
- IV. Bruce Schwalm thanked the Board for better meetings and expressed concern on AERC guideline changes and the deer control program. Mr. Schwalm suggested a resident act as a liaison to the parks.
- V. Andrew Saundry encouraged a liaison to foster communication with Black Hill Park, but cautioned against breaking the chain of communication through the office.
- VI. Mr. Schwalm addressed the lack of communication by the Parks.
- VII. Erik Herron discussed communication should also continue through the office. The office discussed that the Parks could communicate better with office staff.

Open floor closed at 8:14 p.m.

ADJOURNMENT:

ACTION:

Erik offered a motion to adjourn the meeting at 8:14p.m.

Mark Smith provided the second.

Motion carried unanimously. (D'Ascoli/Saundry/Smith/Herron)